024.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,600 / 715,600
					USE VALUE:	715,600 / 715,600
					ASSESSED:	715,600 / 715,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KESSELMAN JOSEPH J
Owner 2:	
Owner 3:	
Street 1:	77 HENDERSON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WAGNER CARL A -
Owner 2:	PEROVA ALLA N -
Street 1:	77 HENDERSON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,547 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5547.000	246,500		469,100	715,600
Total Card	0.127	246,500		469,100	715,600
Total Parcel	0.127	246,500		469,100	715,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.06 | /Parcel: 559.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16002
GIS Ref:
GIS Ref:
Insp Date: 08/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,500	0	5,547.	469,100	715,600	715,600	Year End Roll	12/18/2019
2019	101	FV	209,200	0	5,547.	498,400	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	209,200	0	5,547.	363,600	572,800	572,800	Year End Roll	12/20/2017
2017	101	FV	209,200	0	5,547.	316,700	525,900	525,900	Year End Roll	1/3/2017
2016	101	FV	209,200	0	5,547.	269,700	478,900	478,900	Year End	1/4/2016
2015	101	FV	197,600	0	5,547.	263,900	461,500	461,500	Year End Roll	12/11/2014
2014	101	FV	197,600	0	5,547.	217,000	414,600	414,600	Year End Roll	12/16/2013
2013	101	FV	197,600	0	5,547.	206,400	404,000	404,000		12/13/2012

!1986!

PRINT

Date	Time
12/10/20	17:30:54

LAST REV

Date	Time
07/28/20	10:02:02
danam	
1986	

USER DEFINED

Prior Id # 1:	16002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAGNER CARL A	49778-272		7/16/2007		404,250	No	No		
LYONS WILLIAM	28901-379		7/30/1998		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	449	Heat App	9,141	C				
2/27/2013	264	Re-Roof	17,560	C				
1/25/2013	124	Manual	7,860	C				
11/23/2009	1196	Inter Fi	8,500					
9/29/2009	910	New Wind	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	Inspected	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/17/2013	Info Fm Prmt	EMK	Ellen K
1/21/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
4/22/2000	Inspected	263	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5547		Sq. Ft.	Site		0	80.	1.06	1									469,130						469,100	

Total AC/HA: 0.12734 | Total SF/SM: 5547 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,130 | Spl Credit | Total: 469,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357244
Depreciation:	110746
Depreciated Total:	246498

COMMENTS

BK; 7755 PG; 102 SEVERE SETTLING BMT FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB		

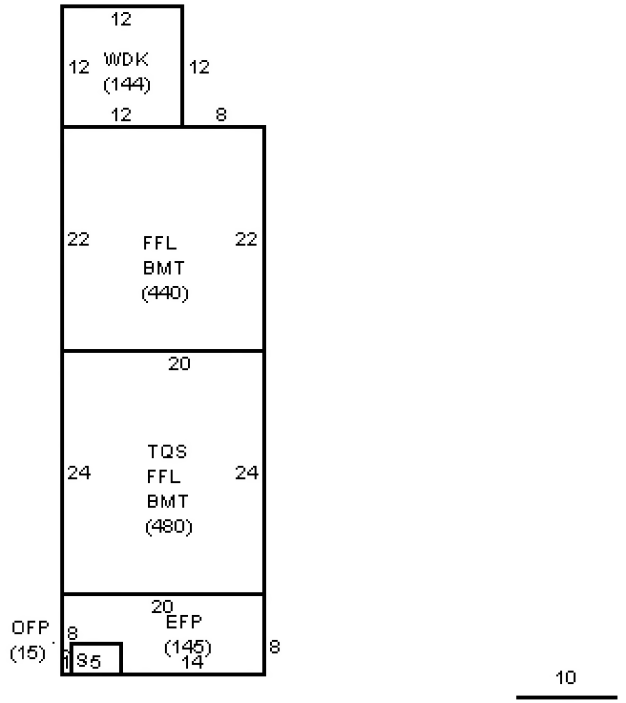
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	98.44
Final Total:	246500	Val/Su SzAd	192.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	920	52.640	48,433
FFL	First Floor	920	175.480	161,444
TQS	3/4 Story	360	175.480	63,174
EFP	Enclos Porch	145	46.000	6,669
WDK	Deck	144	12.940	1,864
OFP	Open Porch	15	44.000	660
	Net Sketched Area:	2,504	Total:	282,244
Size Ad	1280	Gross Are	2624	FinArea 1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc